

Smith School Road



TRAVIS COUNTY • TEXAS



TEXAS GENERAL LAND OFFICE

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Description The subject property is 139.27 acres out of the Santiago Del Valley Grant, Travis County, Texas. It consists of vacant land, portions of which are densely wooded. The northern portion of the site contains improved pasture that appears to be frequently harvested.

Location The 102.28 acre tract is located west of Stassney Lane and south of Burleson Road. The 36.99 acres is located west of Stassney Lane.

Size The tract is 139.27 acres consisting of Tract 1 (102.28 acres) and Tract 2 (a 36.99 acre tract divided by Stassney Lane).

Shape Both tracts are irregular in shape.

Zoning Tract 1: northern portion zoned WLO-CO (Warehouse Limited Office with Conditional Overlay); southern portion zoned LI-CO (Limited Industrial); City of Austin. Tract 2: zoned GR_MU_NP (Community Commercial, Mixed Use, Neighborhood plan); City of Austin

Topography The site is located within the Williamson Creek Watershed and Suburban Zone. It is located outside the Edwards Aquifer Recharge, Transition and Contributing Zones as mapped by the 1998 COA Watershed Maps. The topographic map depicts a small, hydrological isolated pond in the north-central portion of the site.

Flood Plain The FEMA maps indicate that the majority of the site is located within Zone X, which is defined as areas determined to be outside the 500-year floodplain; however, a narrow corridor along Trib 1 is defined as Zone AE, which are Special Flood Hazard Areas inundated by the 100-year flood in areas where the base flood elevations have been determined.

Frontage The Tract 1 has approximately 1,380 frontage feet on the west side of Stassney Lane and Tract 2 has 1,333 frontage feet on the east side of Stassney Lane.

Utilities There is a 24 inch water line running down Stassney Lane and a 12 inch wastewater line bisecting the southern end of the Tract 1.

The General Land Office does not warrant or represent the information contained in this summary and prospective purchasers are advised to contact all authorities with jurisdiction over the property in order to ascertain its status and suitability for the buyer's intended use.